

administering day-to-day program functions, liaison with citizen groups, landowners and businesses, other City departments and others active in the revitalization program.

1. The City should establish a new staff position of Redevelopment Coordinator whose responsibility will be to participate in all phases of redevelopment activities. The Agency will review its staffing needs and endeavor to achieve the full staff support the redevelopment process requires.
2. Downtown promotion activities initiation and coordination should be made a key responsibility of Redevelopment Agency staff. This role should be responsible for providing leadership in downtown promotion and business activities to unify merchants and property owners.

Activities can include recruitment of outside businesses and investors, joint merchandising and special commercial promotions, and staging of special community events.

3. Downtown assistance by Redevelopment Agency staff should also be provided to counsel local property owners, businesses and tenants where use of eminent domain in the acquisition of redevelopment properties requires relocation. The role here should be to inform and assist businesses in obtaining all required relocation benefits and assistance provided by redevelopment law to reduce any difficulties which may be brought on by redevelopment activities.

**7.5.4 Use of Redevelopment Powers Policy. The Redevelopment Agency shall fully utilize all powers and capabilities allowed by State Redevelopment Law and should seek creative applications of its powers to implement the Downtown Belmont Specific Plan.**

**Administrative Guidelines and Actions.** Although the Belmont Redevelopment Agency has several self-imposed limitations on its financial capabilities including limitations on bonding, borrowing, indebtedness and tax increment financing capacity, the wide-ranging powers of the Agency should be fully employed to serve the citizens of Belmont.

The Agency's tools are especially well-suited to a variety of arrangements involving a partnership between the public and private sectors. Creative approaches to the entire redevelopment process of land acquisition and assembly, project capitalization and financing, project development and disposition, project operations and management whether for land use development, a parking lot, or capital facilities, can benefit from shared public and private roles. In many cases the Agency will be required to be the public initiator of private actions or will be required to act in support of private initiatives. For instance, it may not be necessary for the Agency to use eminent domain for land acquisition in those areas where a developer may already be in the process of assembling land for private redevelopment as consistent with the Land Use and Design Guidelines set forth by the Plan. However, the Agency may choose to exercise eminent domain where additional property assembly may enhance development and further the goals of the Plan. (The exercise of eminent domain is a legal process whereby local government may acquire property under rules which ensure that the purchase is made at fair market value and that payments may be made to